114.0	0010	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,500 / 797,500
					USE VALUE:	797,500 / 797,500
					ASSESSED:	797,500 / 797,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KWOK TAK-KUEN D
Owner 2:	KWOK NIKKI TO
Owner 3:	
Street 1:	88 BRAND STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,051 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1988, having primarily Vinyl Exterior and 1870 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6051.000	376,400		421,100	797,500
Total Card	0.139	376,400		421,100	797,500
Total Parcel	0.139	376,400		421,100	797,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.47 | /Parcel: 426.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 151784

GIS Ref

GIS Ref

Insp Date 09/07/18

!8908!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0010-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	376,400	0	6,051.	421,100	797,500	797,500	Year End Roll	12/18/2019
2019	101	FV	286,800	0	6,051.	427,100	713,900	713,900	Year End Roll	1/3/2019
2018	101	FV	286,800	0	6,051.	318,800	605,600	605,600	Year End Roll	12/20/2017
2017	101	FV	286,800	0	6,051.	288,700	575,500	575,500	Year End Roll	1/3/2017
2016	101	FV	286,800	0	6,051.	276,700	563,500	563,500	Year End	1/4/2016
2015	101	FV	280,900	0	6,051.	234,600	515,500	515,500	Year End Roll	12/11/2014
2014	101	FV	280,900	0	6,051.	222,600	503,500	503,500	Year End Roll	12/16/2013
2013	101	FV	280,900	0	6,051.	211,700	492,600	492,600		12/13/2012

PRINT

Date	Time
12/10/20	23:26:36

LAST REV

Date	Time
09/26/18	09:48:31
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8908

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENTZEN PETER	28853-375		7/28/1998		327,000	No	No		Y

USER DEFINED

Prior Id # 1:	151784
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	CC	Chris C
1/15/2009	Meas/Inspect	294	PATRIOT
1/12/2009	Measured	336	PATRIOT
3/23/2000	Inspected	276	PATRIOT
2/15/2000	Measured	263	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6051		Sq. Ft.	Site		0	70.	0.99	5									421,071						421,100	

Total AC/HA: 0.13891 | Total SF/SM: 6051 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 421,071 | Spl Credit | Total: 421,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.1	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28025210
Const Adj.:	0.99495000
Adj $ / SQ:	171.961
Other Features:	111657
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448673
Depreciation:	72236
Depreciated Total:	376436

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 2					HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

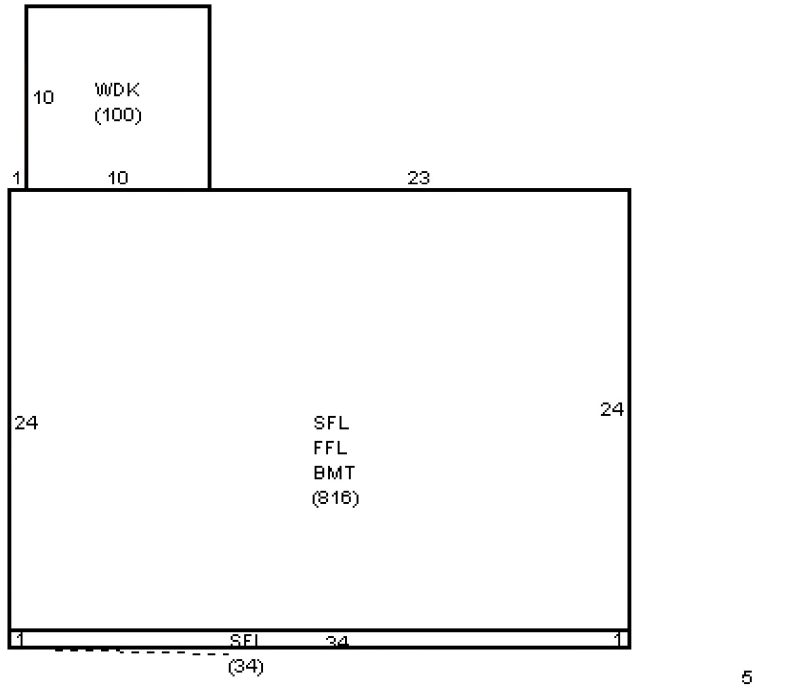
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.96
Special Features:	0	Val/Su Net:	145.78
Final Total:	376400	Val/Su SzAd	225.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	850	171.960	146,167
BMT	Basement	816	59.970	48,937
FFL	First Floor	816	171.960	140,320
WDK	Deck	100	15.920	1,592

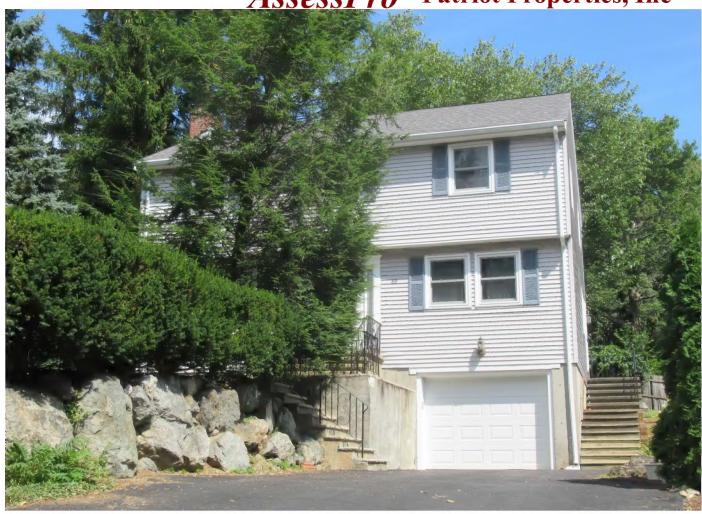
Net Sketched Area:	2,582			Total:	337,016
Size Ad	1666	Gross Are	2582	FinArea	1870

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0010-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	